

Name: John Barrow Design Overlay District

Location: John Barrow Road Corridor from Markham to Colonel Glenn Road

Request: Adopt a new Design Overlay District

Source: Staff

PROPOSAL / REQUEST:

At the request of Vice Mayor Doris Wright, Staff organized a meeting of key property owners, residents and property managers to discuss the possibility of a Design Overlay District for John Barrow Road. Twenty-seven individuals attended a meeting at the John Barrow Alert Center on Monday June 10, 2013. At that meeting Vice Mayor Wright gave an overview of the planning efforts that had been made in the neighborhood and lead a discussion about possible infrastructure improvements for John Barrow Road and other locations within the greater John Barrow area.

The concept of a Design Overlay District (DOD) was reviewed by Tony Bozynski, Director of Planning and Development and Walter Malone, Planning Manager. Several existing DODs were discussed and what a DOD can and cannot do. After some general questions and discussion, it was decided to form a smaller working group to develop a DOD for the John Barrow corridor and a sign-up sheet was distributed.

Nine individuals asked to work with Staff on the effort. Meetings of the DOD working group followed about every three weeks through July 2013. The group developed the 'concepts' that they felt should be included in the DOD. A group of three concepts were agreed to: To regulate the building materials for the front façade of buildings along John Barrow Road, to limit the fencing allowed and to control the location of service/waste storage areas for properties along John Barrow Road.

Staff identified the property owners along John Barrow (Markham to Colonel Glenn) and sent a letter to each owner on August 9, 2013. This letter informed them of the three concepts under consideration and asked for any comments and concerns. There were numerous contacts from the property owners during August, general informational in nature. No one expressed any concerns with the concepts in general.

In September the working group met with Staff a couple of times to develop the ordinance wording. (Draft DOD is attached). Once a draft for the DOD was developed, working with Vice Mayor Wright and the John Barrow Neighborhood Association, a meeting was set for 6 PM Monday October 21 at Rosedale Optimist Clubhouse to discuss the draft DOD. Notices for this meeting were sent to the 27 attendees of the June 10 meeting as well as the approximately 130 property owners along John Barrow Road. Two emails were received expressing concerns with portions of the draft DOD. At the meeting several concerns and issues were raised both for what the Design Overlay District would do and would not do. Clarification was made as to what a DOD

was and the limitations of a DOD. Vice Mayor Wright indicated a streetscape plan was under development and it should be reviewed with the DOD for compatibility. A couple of issues were to be taken back to the DOD committee for consideration: fencing (vinyl coated), signage, exemptions for single-family, and the dumpster/waste area location requirement.

Additional meetings of the DOD Committee were held to discuss the concerns raised at the October meeting. The Committee decided to make no changes to the dumpster/waste area location requirements of the draft DOD. They agreed to modify the DOD to allow vinyl coated fencing from the façade away from John Barrow Road. They also agreed to exempt single-family from the DOD requirements as long as it was 100 percent residential, i.e. no home occupations were present. On the final issue, signage, the committee decided to add language that required the signage to be monument style.

A draft was developed in December 2013 and circulated to the Committee for their review and approval. The Committee heard about the John Barrow streetscape plan and discussed the implementation of that plan in January. Then the Committee decided that the changes made to date in the draft DOD were the best that they could develop for an improved corridor standard and address the issues raised by property owners along John Barrow Road.

The draft for the John Barrow Design Overlay District (DOD) is proposed for the length of John Barrow Road (all properties along the right-of-way from Markham to Colonel Glenn). All properties must comply from new development or major redevelopment except for single-family use and zoned properties (without a home occupation). The DOD requires all future:

- Freestanding signage shall be monument style;
- Façade materials along John Barrow Road may not be corrugated or ribbed;
- No electric fences or barbed, concertina wire fences or chain-link fences (except that chain-link with vinyl coating maybe located from the façade away from John Barrow Road);
- All service and waste areas may not be between the façade and John Barrow Road.

Notices were sent to the property owners along the corridor and the three neighborhood associations on John Barrow Road for the hearing on March 20 (with an updated draft of the Design Overlay District standards).

NEIGHBORHOOD COMMENTS:

Notices were sent to the John Barrow Neighborhood Association. Letters were sent to approximately 130 property owners along John Barrow Road in August for comments. Staff has received several informational calls as a result of the initial mailing in August. These were mostly informational. The second mailing was sent to approximately 130 property owners as well as a group of 'interested' individuals for an information meeting October 21 with the John Barrow Neighborhood Association. A third mailing notified the approximately 130 property owners along the corridor and the following Neighborhood Associations: Brownwood Terrace, John Barrow, and Penbrook/Clover Hill POA of the March 20, 2014 Public Hearing. One call of support was received by staff from this mailing.

STAFF RECOMMENDATION:

Approval.

PLANNING COMMISSION ACTION:

(MARCH 20, 2014)

Walter Malone, Planning Staff reviewed the process used by the committee developing the Design Overlay District (DOD) – meetings and notices sent. Mr. Malone highlighted the areas covered by the DOD - Freestanding signage shall be monument style; Façade materials along John Barrow Road may not be corrugated or ribbed; No electric fences or barbed, concertina wire fences or chain-link fences (except that chain-link with vinyl coating maybe located from the façade away from John Barrow Road; and All service and waste areas may not be between the façade and John Barrow Road. Mr. Malone introduced Betty Snyder, representative of the DOD Committee. She indicated that she had nothing further to add.

A motion was made to approve the Design Overlay District, by a vote of 10 for, 0 against and 1 absent (Tom Brock) the motion was approved.